

DAVIS LAKE COMMUNITY

JANUARY 2011

www.davislake.org

Letter from the Board President

2010 has been a challenging but rewarding year for the DLCA board. Our neighborhood continues to be a great place to live, raise a family and enjoy our beautiful surroundings and amenities. We've seen many improvements happen in 2010.

The interior remodeling of the clubhouse was finished in early 2010. The updates have received great reviews and have contributed to an increase in clubhouse rentals. The clubhouse exterior also received a needed makeover. Davis Lake was chosen by AllPhase Exteriors to receive a complete exterior makeover. The clubhouse received a new roof, siding, windows and paint. The result is beautiful.

The pool received many necessary improvements prior to opening in May. These improvements made the pool safer, cleaner and more efficient. Our neighborhood swim team "Dolphins" also had a good year for participation and successful swim meets.

Davis Lake volunteers contributed their time to many of our beautification projects. Our main "spring clean" was very successful, from painting and cleaning to putting mulch in the playground. We had a young man use his Eagle Scout project to help the neighborhood where he grew-up. His completed project resulted in 3 new picnic tables and a bench for our playground and sports field.

The social committee continued to do a great job by coordinating all the wonderful activities for the summer holidays

and the very successful fall festival.

In October the beautification committee developed several proposals for replacing and updating our neighborhood kiosks. In November the board reviewed and approved funding for replacing and updating our neighborhood kiosks. This is a major project and will take several months to complete.

We also came together as a community to address our legal issues. As part of a mediation agreement we held a vote to allow separation of Legacy, Woodcroft and several streets in the Ridge at Davis Lake. The vote passed. But, we have not received the required quit claim deeds needed to complete the separation. Therefore, the separation agreement is not confirmed and we continue to seek legal advice for an end.

I would like to thank everyone who has contributed to the success of our neighborhood. In times when complacency is becoming more common, our neighborhood continues to produce men, women and families that stand strong for what they believe is best for our community. Obviously, 2011 will bring more challenges and more opportunities. The board needs your continued support to make positive changes to our community. Attending board meetings, volunteering or joining a committee is a great way to ensure a bright future for Davis Lake.

Happy New Year and God Bless,

Steve Duis

DLCA President 2010

SPECIAL POINTS OF INTEREST:

- ◆ 2011 Board of Directors Candidate Biographies
- ◆ New Davis Lake Kiosk Design Idea
- ◆ Board of Elections Proxy

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DLCA BOARD MEMBERS 2010

STEVE DUIS, PRESIDENT

STEVE CALHOUN, VICE PRESIDENT

JEFF DAIL, TREASURER

TERRY POTTS, SECRETARY

BETTY LEE, MEMBER AT LARGE

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WOODCROFT HOA

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COMMUNIQUE EDITOR*

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COMMUNITY SUPPORT:

SUPPORT@CEDARMANAGEMENTGRP.OUP.COM

Architectural Review Board (ARC)

Woodbridge Commons/WB Place

Berg Gleason

Winterberry Ridge/Poplar Grove

Laurie Lorio

Downing Creek/Nuttree Bluff—Tari Conway

Harris Glen/ Fortunes Ridge—Paul Crowder

Crofton Springs/Chestnut Knoll

Bruce Auerbach

Old Fox Trail/Bridle Ridge—Eddie Austin

Deer Cross—Grant Smalle, President

DLCA Board Liaison—Betty Lee

Legacy HOA/ARC

Claire Fallon (cgftjf@aol.com)

Woodcroft HOA/ARC—John Ashcroft, III

To contact the members of the ARC by email, write to: arc@davislake.org. Please include your neighborhood or your property address (such as "Deer Cross" or 123 Poplar Grove Dr.) in the subject line of your message to help alert the proper ARC member to respond to your message. **Meetings are held on the first Monday of each month.** There is also a log of approved projects on the Property owners page of the website. Note: Legacy and Woodcroft have separate ARC boards.

Interested in serving on the ARC? Contact Grant Smalle at (704)597-7017 for more information.

CONTACT INFORMATION FOR CEDAR MANAGEMENT COMPANY

For General Community questions: support@cedarmanagementgroup.com

For ARC application questions please use: arc@cedarmanagementgroup.com

For compliance and/or violation issues use: violations@cedarmanagementgroup.com

For community maintenance questions use: maintenance@cedarmanagementgroup.com

Billing questions send email to: accounting@cedarmanagementgroup.com

All emails to the above should identify the senders' name, community name, and address if applicable.

AD PRICES AND DEADLINES

The DLCA Communiqué is distributed to the 878 homes located in Davis Lake, Legacy, Woodcroft, and Davis Lake at the Ridge. It is also available in PDF format at www.davislake.org. Advertisers committing to three consecutive months of 1/4 page size or greater receive a 10% discount.

Business Card	\$30
Quarter Page	\$60
Half Page	\$125
Full Page	\$250

To place an ad, contact the editor at: communiqué@davislake.org. Postings for Yard Sale type items for sale and Services Wanted are free for residents of these neighborhoods and will be posted in the Personal Items for Sale section.

Julie's Club Corner

HAPPY NEW YEAR

2010 brought lots of fun events and opportunities for Davis Lake friends and neighbors to get to know each other better. Do you remember these events? The Spring Fling Egg Hunt, NCAA Game,



Community Pool Party, Movie Nights, School's out Kidfest, Memorial Day Celebration, Swim Team Meets,



Adult Night at the Pool, Luau, Yard Sale, Fall Festival, Community Workdays, Blood Drives, Labor Day and Breakfast with Santa. Maybe you attended one of our Community Group meetings like the Empty Nesters or the Networking Group or joined the Zumba or Dance classes. These are just some of the reasons Davis Lake is such a great place to live & play.



Clubhouse Renovations Our Clubhouse had a much needed facelift and finishing touches are all that is left. Work continues on the pool deck to be sure we are all ready when the 2011 pool season begins. With all the upgrades we have done the Clubhouse has never looked better. Remember, this is a Community Clubhouse, it is here for your use. If you have never been or not been to the clubhouse in a while please stop by and see what all the excitement is about.



In 2010 the Clubhouse had 35 private party rentals and the pool had 10. We have had birthday and anniversary parties, baby and bridal showers, 2 weddings, family holiday din-



ners, graduation and retirement parties. The Clubhouse is your ideal location. Rental policies for 2011 have changed, for information about private clubhouse and/or pool rentals stop into the office, email me @club@davislake.org or call 704-596-6958.



Breakfast with Santa

was exciting as we watched the little children wander in wide-eyed as they caught a glimpse of Santa sitting beside the tree. Some could not get to him fast enough while others kept a safe distance and some were meeting him for the very first time. They came prepared with their Christmas Lists, stories and pictures, enjoyed yummy treats and all went home with something special from Santa. Thank you to Santa and his Elves for stopping by and visiting with us.



As we ring in The New Year remember that it is a time to start fresh, a time to remember that the best gift is the gift of TIME. Remember that Davis Lake Needs You! Volunteer for an event or to a committee, help keep Davis Lake Events Happening! For more information please call 704-596-6958... Julie

DID YOU KNOW...
Laughter is the Best Medicine
Research has shown that laughter has several important stress relieving benefits.
Laughter can give us a more lighthearted perspective and help us view stressful difficulties as challenges. Plus, laughter connects us with others. By helping others around you learn to laugh more, you receive the benefits as well. By elevating the mood of those around you, you can reduce their stress levels and perhaps improve your interaction with them.
Best of all, out of everything you can do for stress relief, laughter takes the least amount of effort and planning!

JANUARY 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31 DANCE @ DL					1 HAPPY NEW YEAR!
2	3 ARC MEETS DANCE @ DL	4 DANCE @ DL	5	6 DAISY GS 4-6	7	8
9	10 DANCE @ DL	11 DANCE @ DL	12 DLCA BOARD MTG. 7PM @ CLUB- HOUSE	13 DAVIS LAKE NETWORKING 12:00 PM EMPTY NESTERS	14	15
16	17 DANCE @ DL	18 DANCE @ DL	19 BOARD HEAR- INGS	20 DAISY GS 4-6	21	22
23	24 ARC APP. DUE DANCE @ DL	25 DANCE @ DL	26	27	28	29

CALENDAR OF EVENTS

- The **ARC** meets the first Monday of each month. Please have applications in before that date.
- **DLCA Board Meeting** is always on the second Wednesday of the month at 7:00pm in the Clubhouse.
- **ARC Applications** are always due on the last Monday of the month in order to be discussed at the next month's meeting.
- **Dance @ Davis Lake**—Dance classes are offered at the Clubhouse for ages 3 to adult. Ballet, Jazz, Tap, and Hip Hop. Hours are: Mondays 4:45pm-7:15pm and Tuesdays 4:45pm-8:00pm. Classes will follow the CMS school calendar. For questions and/or more information, contact the instructor at stephanie.hebard@gmail.com or call 704-575-5097.
- **DLCA Networking Group:** See page 6
- **EMPTYNESTERS:** See page 6





2011 Board of Directors Candidate Bios

The DLCA has received applications from three individuals who are running for the three open board positions for the 2011-2012 term. Steve Calhoun and Jeff Dail are running for re-election, while Susan Zongker is seeking election for her first term.

Steve Calhoun (currently serving as board vice president) I have lived in Davis Lake for over 13 years and plan to stay for another 10 to 15. Beth Ann and I moved here in May 1997 and have added one dog, Japhy, and two daughters, Emma and Sadie, over that time. It is within that context that I would like to see Davis Lake become the premier University City community in which to live. Over the last 13 years I have seen our community's main assets be maintained, but rarely improved upon. Davis Lake was 20 years old in 2009 and it is starting to look that way.

Association dues need to be used to upgrade our kiosks as they are part of the first impression one gets when arriving in Davis Lake. I believe our association dues need to be managed in a way that not only saves money for reserves but also helps move our community forward. I will also recommend that dues reflect the always changing cost of doing business, which includes increasing them to keep up with the ever increasing cost to maintain our beautiful community.

I will also call on the community, in the spirit of volunteerism, to give back to Davis Lake by creating volunteer projects focused on maintaining our lake, creek and other green spaces.

Jeff Dail (currently serving as board treasurer) My family has lived in Davis Lake for 12 years. Looking back, we could not have made a better decision about where to live as new transplants from Columbia, SC. Living here has enriched our lives immeasurably and has also inspired me to do my part to try and make it even better. I have served 2½ years on the ARB (now called the ARC), on an ad-hoc committee that made the recommendation to alter the exclusive club paradigm to an all-inclusive one the entire community can enjoy and am completing my second 2 year term on the DLCA board.

Susan Zongker (seeking election to her first term) My husband, Randy and I have been Davis Lake homeowners for approximately 4 years, and we cannot think of any other place in the area that has the beauty, convenience and friendly feel of our neighborhood. When we meet, you'll say "Wow, I've met a true southerner, as I'm a North Carolina native and have lived in the Charlotte area most of my life.

I believe I can be an asset to the board and the residents of David Lake with my experience as an area real estate professional. Being involved in this difficult arena on a daily basis, and having access to sales data and trends, enables me to share important information with the board to help make educated decisions involving our community.

I have been active in Davis Lake assisting with various social functions, am a part of the Empty Nesters Group

and assisted the board in collecting ballots (door-to-door) for the recent special vote this fall.

My goal is to do what I can to help maintain and improve our community and property values. After all, we are

the "jewel" of the University City area and we want to keep it that way!

PLEASE TAKE THE
TIME TO VOTE.
MAKE YOUR VOICE
HEARD AND HELP
MAKE DAVIS LAKE A
COMMUNITY YOU
CAN BE PROUD OF.

DLCA Networking Group

The Networking group met on December 9, eight of us shared a pot of vegetable soup, a pot of chili and some fresh baked baguettes, now that is a talent I bet you did not know we had!

Trip Young put together a great session on managing recruiters, and I think all of us took away some key learning's from this session! THX Trip!

For January we are planning a session around taking an actual job posting, analyzing key words and working them into your cover letter.

If you are UN or UNDER employed please plan on joining us in January, if you know of a neighbor that is looking for work bring them along! Also, look for our group on LinkedIn, just search by groups for the DL Networking/Support Group and request to join. Lot's of good stuff posted there! As the year winds to a close if you have time on

your hands spend some time in LinkedIn cleaning up and refreshing your profile. List the things you have done this year and make sure they are captured on LinkedIn.

Finally, don't let the holiday slow down in hiring get you down, this is a great time to clean up your files, dust off the marketing plan and recommit to a fresh start in 2011. Trust me, I know first hand that it is not easy, so lean on your friends, your neighbors, keep the chin held high and be thankful you made it through 2010! However you celebrate Christmas my hope for you is that it is filled with your faith, your family and your friends!

Tim LeVigne on behalf of the DL Networking and Support Group.

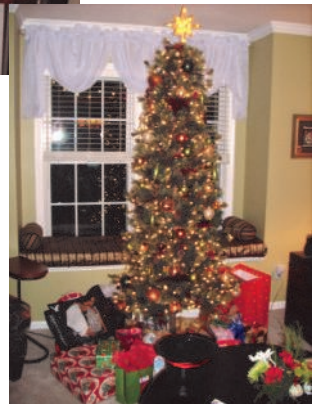
704.499.8109 Land line

timlevigne@gmail.com

Tim Fallon of Legacy left us unexpectedly on Dec. 16th. He was a gentleman and scholar and will be missed.

Empty Nesters Celebrate the Holidays

Here are some pictures from the Empty Nesters Christmas party, held Dec. 10th at a members home, 31 in attendance, with a pot luck dinner and a Yankee gift swap. Our next meeting will be at the Davis Lake Clubhouse and it is January 13, 2011 at 6:30 PM. Bring a food dish to share and your own choice of beverage for yourself. This month we will try our hand at another ethnic food evening...think Asian food.



New Kiosk Design

Davis Lake Neighborhood Kiosks are being updated!

In November the board approved funding for updating the neighborhood kiosks. The beautification committee spent several months obtaining multiple ideas and bids. The approved proposal will include replacement of over 17 Kiosks. The beautification committee is partnering with Cedar Mgmt. to obtain the necessary local and city permits. The project will take several months and will contribute significantly in making our community a more scenic and enjoyable place to live.



Information about the paying dues through Easy Draft:

EasyDraft is a third party vendor for DLCA and as such, we cannot assist them with changing their password for the easy draft system. If you need help with your password to make online payments through Easy Draft, contact Easy Draft Customer Service at

customerservice@easdraft.com or by calling 877-395-5556.



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All About AllPhase Exteriors

AllPhase Exteriors Increases Referral Fee To \$100 And Selects Davis Lake Clubhouse For Complementary Exterior Makeover

- Family-Owned Company Is Known For Its Customer Service And Community Involvement -

AllPhase Exteriors; a full-service home improvement contractor who has been providing quality customer service since 1995 for area roofing services, siding installation, window replacements, gutter guards, sunrooms and patio enclosures; has launched two great efforts to support the community. They include AllPhase Exteriors' offer of \$100 for each referral of a \$1,500 completed home exterior project. There is no limit to how many referrals a customer can make to AllPhase Exteriors.

"It's a great way to make some extra money in this tough economy," says AllPhase Exteriors owner Mike Monroe. "We've had one satisfied customer pay his monthly mortgage payment through his referrals of friends and neighbors. They've been just as happy with the results." Referrals can be made by calling 704-788-3330 or filling out a referral form at www.AllPhaseExteriors.com.

"No matter your needs, you can trust that AllPhase Exteriors will complete your project quickly, efficiently and at a level of detail that may surprise you, but will definitely please you," adds Monroe. "Our customers tell our story best through their glowing testimonials." Testimonials can be read throughout the AllPhase Exteriors website at www.AllPhaseExteriors.com.

In an effort to support the vibrant community of Davis Lake, AllPhase Exteriors provided a complete exterior makeover of the Davis Lake Clubhouse. AllPhase Exteriors has partnered with their superior manufacturers to complete this project: Everlast donated durable polymer siding, CertainTeed offered Highland Slate shingles for a completely new roof, Grandura donated beautiful new replacement windows and LeafX pitched in their support with new gutters and downspouts.

"Davis Lake is the perfect recipient of this makeover," says Monroe. "The neighborhood opened about 20 years ago and the clubhouse was one of the first completed buildings. It's now time to update the exterior to keep the clubhouse as an exciting meeting place for neighborhood events and as

a focal point to attract new homebuyers to the Davis Lake community for the next 20 years." Davis Lake plans a special event this winter to unveil the newly renovated clubhouse.

For more information about AllPhase Exteriors' products and services or to make an appointment for a free, no obligation estimate, please call AllPhase Exteriors at 704-788-3330 or visit www.AllPhaseExteriors.com.

About AllPhase Exteriors AllPhase Exteriors is a full-service home improvement contractor offering quality exterior solutions for homes or businesses in Concord, Charlotte and the surrounding areas.

They are experts in roofing services, siding installation, replacement windows and gutter guards. In addition, AllPhase can expand your living space and inspire your senses with beautiful sunrooms, screen rooms and patio enclosures. They have everything you need to create that special space - quality materials, expert workmanship and a transferable lifetime warranty.

AllPhase Exteriors has been family owned and operated since 1995. They take pride in delivering a quality exterior remodel in a timely manner with an emphasis on excellent customer service. The Better Business Bureau gives AllPhase Exteriors an A+ rating and Angie's List has named them to their Honor Roll for siding and roofing. As a National Association of the Remodeling Industry certified remodeler, AllPhase Exteriors' experience as an exterior remodeler will ensure that your patio or screen enclosure, roof replacement, siding, window installation or gutter covers will be installed correctly at a competitive price.

Before



After





DAVIS LAKE
COMMUNITY ASSOCIATION

A White Christmas for Davis Lake

WITH WINTER
WEATHER UPON
US, PLEASE
SLOW DOWN
AND HELP KEEP
OUR STREETS
SAFE.



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Photos by: www.wandakoch.com



DAVIS LAKE COMMUNITY ASSOCIATION, INC.

APPOINTMENT OF PROXY

The undersigned a Homeowner of the Davis Lake Community Association, Inc. (the Association), a North Carolina nonprofit corporation, hereby constitutes and appoints Terry Potts (a community resident)

(In lieu of Terry Potts, another name can be provided above but they MUST attend the meeting in person to cast your vote.
Please print legibly)

as my proxy with full power of substitution to act and vote for and on behalf of the undersigned at the meeting of Association members to be held at the Davis Lake Clubhouse 900 Davis Lake Pkwy, Charlotte, NC 28269 on **January 29, 2011 at 9:30 AM** and at any adjournment or adjournments thereof.

The undersigned hereby directs the proxy to vote as follows:

1. Election of Directors:

MARK UP TO THREE (3) OF THE NOMINEES LISTED BELOW TO INDICATE FOR WHICH NOMINEE YOU DIRECT YOUR VOTE TO BE CAST

_____ Steve Calhoun

_____ Jeff Dail

_____ Susan Zongker

If, at or before the time of the meeting, any of the nominees I have marked above have become unavailable for any reason, my proxy has the discretion to vote for another nominee or nominees.

2. At his/her discretion, my proxy may vote on any other election business that may properly come before the meeting or any adjournment thereof.

My proxy shall vote as directed above. Any appointment of proxy heretofore made by the undersigned is hereby revoked and voided. **This appointment expires on February 1, 2010.**

Sign on the Signature Line and PRINT all other information.

Date and Time are important.

This is a Legal Document.

Signature: _____

Date: _____

(OWNER)

Time: _____ (AM PM)

Owner Name: _____

(PRINT)

Davis Lake Address: _____

Phone: _____ **Email Address:** _____

Davis Lake Community Association Annual Meeting

3 Candidates Vying to Fill Three (3)

Board of Directors Positions

Term of Office is Two Years

The Davis Lake Community Association (DLCA) Annual Membership Meeting will be held on January 29th, 2011 9:30AM at the Davis Lake Clubhouse 9000 Davis Lake Pkwy Charlotte, NC 28269.

It is on this date and at this location that three (3) members will be elected to the DLCA Board of Directors. A minimum of 256 Davis Lake property owners in good standing must vote, in person or by proxy in order for the election is considered valid. Voting by proxy can be done either with paper or electronically on the internet.

To vote by **INTERNET PROXY** electronically, starting Monday January 3, 2011. First sign on to the Davis Lake website at <http://www.davislake.org/membersonly/> and then complete the **ELECTRONIC PROXY** form. This proxy instructs and authorizes Hope Hunt, a volunteer resident to cast your vote per your directive. The electronic proxy must be transmitted by 6:00 PM, Thursday January 27th, 2011. Thereafter, electronic proxy appointment will be unavailable; and you must either submit a paper proxy appointment or appear in person at the DLCA Annual Meeting to cast your vote. Historically over 50% of the election voting is done electronically which greatly reduces the work necessary in having the election and achieving a quorum. It also provides an additional level of security as well as documentation of the vote.

A PAPER PROXY voting form has been enclosed for your convenience. The completed form must be submitted to the Davis Lake Clubhouse by 6:00 PM on, January 28th, 2011 in the mail slot along the wall to the right of the main entrance (NOT the USPS mailbox).

It is important that you fill out the proxy form accurately and completely for it to be legally recognized as a valid Proxy and honored in the election. Homeowner's signature is required. If co-owners submit separate proxy appointments, the last proxy appointment received will be the one honored.

If you do not submit an appointment of proxy, either on paper or electronically, please come to the DLCA Annual Meeting on, January 29th, 2011 at 9:30AM and cast your vote. There is only one vote allowed per property address in Davis Lake. A property address can be a single-family dwelling, townhouse (Woodcroft), condominium (Legacy) or undeveloped lot. If there is any doubt as to your attendance, please designate a proxy to ensure a quorum and vote on your behalf. You may still attend the meeting in person; reclaim your proxy and vote.

1 The quorum requirement for the annual meeting of members of the DLCA is the presence of members, in person or by proxy, entitled to cast 30% of the total vote of the membership. See Section 6(d) of Article III of the Declaration. (853 owners times 30% equals 256 DLCA members to constitute a quorum)